



October 7, 2019

CARPORT FASCIAS BEING REPLACED

As part of the routine maintenance, the Association has begun to replace the carport fascias. Work has been completed at 7610, 7606, and 7602. Vineyard Construction is taking a short break from the project and will be back in a few weeks. The contractor will probably be working around Bldg 7620 next. When the time comes, notices will be posted at the carports for residents to move their vehicles (8AM – 5PM each day for approximately a week). Thank you in advance for your cooperation.

LANDSCAPE RENO AT 7610 PLANNED

The landscape (creek side) renovation at the above address is going start in the next few weeks. About 130+ new plants will be installed along with the conversion to drip system. An emergency fire valve will also be put in.

The landscape crew is currently fishing up at Bldg 7638 at this time.

CALL THE GAS COMPANY TO CHECK ON FURNACE

To beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit. Each unit is responsible to deal with its furnace.

ASSOC WELCOMES NEW MEMBERS

The Assoc would like to welcome its latest members: Mr. & Mrs. M. Hasenstab.

BUILDINGS TO BE POWER WASHED

The Board approved a contract with Affordable Painting to power wash the buildings. As soon as Affordable can give us their schedule, notices will be distributed / posted prior to the work being done. Please stay tuned.

GROUND FLOOR UNITS CAN HAVE LATTICE WORK W/ BOARD APPROVAL

For those units with patios on the bottom floor, as owners, you may request from the Board to build a lattice enclosure for better privacy. If you wish to do so, the Association can provide you a set of approved plans. You will need to make a formal written request to the Board and get approval prior to actual building the enclosure. Please call below for more information.

NO SMOKING / VAPING ALLOWED IN POOL / JACUZZI AREA

By County Health codes, there is no smoking at any time at the pool area including the pool bathrooms and in the sauna room. Violators are subject to be fined and the County may close down the pool for violation. Pets are not permitted either.

Speaking about smoking, if you need to smoke, please only smoke in designated areas. They are strategically placed away from bldgs to minimize causing a nuisance to others. Smoking in or around the buildings is not permitted.

GYM SURVEY RECEIVED; BOARD EXPLORING OPTIONS

One of the board members, Colin Smith, is spearheading the review of the Exercise Room.

One of the options is to expand which will require the conversion of the gardener's room into an exercise space. In order to do so, a structural engineer has been obtained to deal with a load bearing wall that is currently dividing the 2 rooms.

BOARD WORKING TO UPDATE

EXISTING GOVERNING DOCUMENTS

The Board has been diligently working on a draft of the restated governing documents to be submitted to the attorney for review. Eventually, with the finish product, they will be presented to owners for a vote.

CLOGGED SEWER LINES MAY BE PREVENTABLE

Whenever a sewer line is clogged, those units on the bottom floor often suffer from a big mess. Many times, the backup is a result from items such as baby wipes, tissues, paper towels, tampons, or other foreign objects that are flushed down the toilet. Please remember that even if the box says "flushable", please refrain from putting them down the toilet.

PARKING SPACES FOR ONLY VEHICLES THAT FIT

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site.

Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

POOL RULES REITERATED (Use at Your Own Risk)

As warmer weather approaches, the Assoc would like to remind all owners / residents of the pool rules (posted at the pool structure) which, in part, include the following:

1) Observe all pool hours and regulations. This includes making sure the pool gate is closed and

locked when entering or leaving. Do not open the gate for people who themselves do not have a gate access card. They are most likely non-residents and should not be admitted.

This is especially true for neighborhood kids who are being dropped off for a day of unsupervised swimming in our pool.

2) Guests and minors (less than 14 years old) should be accompanied by an adult Resident when in the pool area;

3) Smoking and use of glass containers (bottles, glasses, etc.) are prohibited in the pool area. Unit can be fined or pool privileges revoked if any of these rules are violated.

PARKING REMINDER

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

1) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;

2) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;

3) There is a maximum of two vehicles per Unit that may be parked in the Grove;

4) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

OWNERS ARE RESPONSIBLE FOR THEIR TENANTS / GUESTS BEHAVIOR

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc.

Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website www.eucalyptusgrove.org. Thank you in advance for informing your renters, guests, etc. of the Association expectations.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to insure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

MAINTENANCE CONCERNS? PLEASE CALL MANAGEMENT

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you. Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETINGS SCHEDULED;
AGENDA ENCLOSED;**

The next regular monthly Board Meeting is scheduled for **Thursday, October 10, 2019, at 6PM**, at 7610 Hollister Ave, Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

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